

Catalina at Winkler Preserve  
Community Development District

Financial Statements  
(Unaudited)

May 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Catalina at Winkler Preserve Community Development District**

Balance Sheet  
As of 5/31/2015  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>							
Cash In Bank	188,795	0	0	0	188,795	0	0
Investments	35,139	0	230,586	9,035	274,759	0	0
Investments--Reserves	0	9,613	0	0	9,613	0	0
Accounts Receivable	3,838	0	5,277	0	9,115	0	0
Prepaid Expenses	539	0	0	0	539	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	235,862
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,714,138
Fixed Assets	0	0	0	0	0	3,849,083	0
<b>Total Assets</b>	<u>228,737</u>	<u>9,613</u>	<u>235,862</u>	<u>9,035</u>	<u>483,248</u>	<u>3,849,083</u>	<u>2,950,000</u>
<b>Investments--Reserves</b>							
Accounts Payable	1,209	0	0	0	1,209	0	0
Accrued Expenses Payable	2,240	0	0	0	2,240	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,950,000
<b>Total Investments--Reserves</b>	<u>3,449</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,449</u>	<u>0</u>	<u>2,950,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	192,568	9,608	252,761	8,946	463,883	3,849,083	0
Net Change in Fund Balance	32,721	5	(16,899)	89	15,916	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>225,288</u>	<u>9,613</u>	<u>235,862</u>	<u>9,035</u>	<u>479,799</u>	<u>3,849,083</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>228,737</u>	<u>9,613</u>	<u>235,862</u>	<u>9,035</u>	<u>483,248</u>	<u>3,849,083</u>	<u>2,950,000</u>

See Notes to Unaudited Financial Statements

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	13	13	0.00%
Special Assessments					
Tax Roll	176,860	176,860	177,015	155	(0.08)%
<b>Total Revenues</b>	<b>176,860</b>	<b>176,860</b>	<b>177,028</b>	<b>168</b>	<b>(0.10)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	3,000	2,800	200	30.00%
Financial & Administrative					
Administrative Services	6,056	4,037	4,037	0	33.33%
District Management	22,495	14,997	14,997	0	33.33%
District Engineer	10,500	7,000	12,267	(5,267)	(16.83)%
Disclosure Report	5,000	3,333	1,100	2,233	78.00%
Trustees Fees	3,500	3,500	3,233	268	7.64%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial Consulting Services	6,200	5,800	5,800	0	6.45%
Accounting Services	11,897	7,931	7,931	0	33.33%
Auditing Services	3,500	0	3,000	(3,000)	14.28%
Public Officials Liability Insurance	2,050	2,050	2,026	24	1.17%
Legal Advertising	750	500	260	240	65.33%
Bank Fees	400	267	126	141	68.47%
Dues, Licenses & Fees	800	592	872	(280)	(8.93)%
Website Fees & Maintenance	3,000	2,000	0	2,000	100.00%
Legal Counsel					
District Counsel	7,500	5,000	3,786	1,214	49.51%
Electric Utility Services					
Utility-Fountains	5,000	3,333	2,734	599	45.31%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	2,533	1,260	1,274	66.85%
Pond Bank Repair/Maintenance	60,000	40,000	64,200	(24,200)	(7.00)%
Aquatic Maintenance	9,500	6,333	7,532	(1,199)	20.71%
Mitigation Area Monitoring & Maintenance	5,120	3,413	3,840	(427)	25.00%
Aquatic Plant Replacement	500	333	0	333	100.00%
Stormwater System Maintenance	2,500	1,667	0	1,667	100.00%

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Other Physical Environment					
Property Insurance	2,100	2,100	1,829	271	12.89%
General Liability Insurance	410	410	396	14	3.41%
Total Expenditures	<u>176,860</u>	<u>120,412</u>	<u>144,308</u>	<u>(23,895)</u>	<u>18.41%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>56,448</u>	<u>32,721</u>	<u>(23,727)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>56,448</u>	<u>32,721</u>	<u>(23,727)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	192,568	192,568	0.00%
Fund Balance, End of Period	<u>0</u>	<u>56,448</u>	<u>225,288</u>	<u>168,841</u>	<u>0.00%</u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Total Revenues	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	9,608	9,608	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>9,613</u></u>	<u><u>9,613</u></u>	<u><u>0.00%</u></u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	244,028	243,150	(878)	(0.35)%
Total Revenues	<u>244,028</u>	<u>243,150</u>	<u>(878)</u>	<u>(0.36)%</u>
Expenditures				
Debt Service				
Interest	169,028	169,960	(932)	(0.55)%
Principal	75,000	90,000	(15,000)	(20.00)%
Total Expenditures	<u>244,028</u>	<u>259,960</u>	<u>(15,932)</u>	<u>(6.53)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(16,810)</u>	<u>(16,810)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(89)	(89)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(16,899)</u>	<u>(16,899)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	252,761	252,761	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>235,862</u></u>	<u><u>235,862</u></u>	<u><u>0.00%</u></u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	89	89	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	89	89	0.00%
Fund Balance, Beginning of Period	0	8,946	8,946	0.00%
Fund Balance, End of Period	<u>0</u>	<u>9,035</u>	<u>9,035</u>	<u>0.00%</u>

**Catalina at Winkler Preserve CDD**  
**Investment Summary**  
**May 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2015</u>
SunTrust Escrow	Money Market Account	\$ 35,139
	<b>Total General Fund Investments</b>	<b><u>\$ 35,139</u></b>
The Bank of Tampa	Money Market Account	\$ 9,613
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 9,613</u></b>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 105,300
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	125,286
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 230,586</u></b>
US Bank Series 2005 Construction	First American Treasury Obligation Fund Class Z	\$ 9,035
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 9,035</u></b>



**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

From 5/1/2015 Through 5/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Lee County Tax Collector	FY 14-15	<u>9,114.99</u>
Report Balance			<u><u>9,114.99</u></u>

**Catalina at Winkler Preserve Community Development District**

Summary A/P Ledger

001 - General Fund

From 5/1/2015 Through 5/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	5/15/2015	15539	Engineering Services 04/15	522.50
Florida Power and Light Company	5/28/2015	09846-68343 05/15	17043 Tremont St #Aerator 05/15	69.05
Florida Power and Light Company	5/28/2015	11246-08348 05/15	17213 Wrigley Cir #Aerator 05/15	63.01
Hopping Green & Sams	5/26/2015	82039	General/Monthly Legal Services 04/15	<u>554.57</u>
			Total 001 - General Fund	<u>1,209.13</u>
Report Balance				<u><u>1,209.13</u></u>

**Catalina at Winkler Preserve Community Development District**  
**Notes to Unaudited Financial Statements**  
**May 31, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,613 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund.

**Summary A/R Ledger**

4. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
5. Payment for Invoice #FY13-14 totaling \$9,114.99 was received in June 2015.